



TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN BUILDING COMMITTEE MEETING

Date: February 20, 2024

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Allen Reedy, Bob Jefferson, John Maher, Mike Rademacher, Peter Martini, Jim Feeney, Rob Behrent, Paul Schlichtman,

Absent: Brett Lambert

Guests: Adi Toledano - SPM David Steeves, Jeff Alberti - W&S

Chairperson Reedy called the meeting to order at 7:00 pm.

TOWN YARD

Mr. Toledano did a photo update of the project from 2/13/2024 and 2/20/2024 showing the following: Building D - drain and trap install complete, new capstone install in progress, column repair in progress and painting in progress. Building B- ceiling grid in progress, windows in progress and floor prep for carpet tile. Building E canopy complete. Site work - Transformer decommissioned and A/B connector in progress.

Mr Toledano presented the following change orders for approval:

- CCR56R1 - Building E structural supports for MEP openings - Zero dollars cost to Town

- CCR127 - Project replenishment January 2024 - Zero dollar cost to Town
- CR141 - Revised foundation at PEMB salt shed- \$35,000.00
- CR144 - Building E Eversource meter socket relocation - \$0.00
- CR145 - Eversource permanent power cutover - \$0.00
- CR180 - Building E Duct smoke detector - \$0.00
- CR196 - Building C revised water room layout - \$12,036.47
- CR236AR1 - Building B existing beam and lintel replacement- \$49,289.00
- CR236BR2 - Building B existing beam and lintel painting and scraping - \$0.00
- CR244 - Site west driveway revision - \$2,500.00
- CR250 - Building D nitrogen generator circuitry - \$0.00
- CR251 - Building E Kitchen hot water added power - \$2,436.18
- CR255 - Building A masonry restoration credit - (\$162,500.00) credit
- CR257 - Building E motorized damper in elevator - \$0.00
- CR258 - Additional storage for generator - \$0.00
- OCO30 which includes CCR127, CR102, CR118, CR138, CR144, CR145, CR146, CR180, CR187, CR196, CR214, CR236A, CR236B, CR250, CR256, CR257 and CR258 for a total of \$84,501.57

A motion to approve change orders was made by Mr. Jefferson and seconded by Mr. Maher. Motion passed unanimously on a roll call vote, 8-0.

Mr. Toledano presented the following invoice:

- SPM - Invoice #36- SPM OPM services January 2024 - \$33,207.94
- Commodore Builders - Requisition #33- January 2024- \$426,005.23
- UTS of Mass - Invoice#110090 - testing services 1/11/24-1/12/24- \$371.00

Motion was made by Mr. Maher and seconded by Mr. Jefferson to approve 3 invoices totaling \$459,584.17 Motion passed unanimously on a roll call vote 8-0

Mr Toledano presented the Cost exposure log. As of this date the potential balance in the cost exposure log is at \$19,000.00. It includes anticipated amendments to both the W & S and SPM contracts that would extend beyond the end of March.

Mr Maher noted that the GC requisition was still showing 91 percent complete and hadn't changed and wanted to know why. He also wanted to know if the job is adequately being staffed.

Mr Steeves stated that the percentage should change with additional requisitions being paid. He also stated that he felt the site was not staffed properly. There were some delays due to weather and outside masonry work but there should be more staff on site.

Mr Maher emphasized that the OPM and architect should be instructing the GC to have adequate staffing on site to finish the project.

CENTRAL SCHOOL

Mr Reedy said emails continue to try and wrap up project. HVAC vendor was on site last week for meeting and said valves are there and properly functioning. Hoping for complete closeout of project soon.

Motion was made by Mr Maher seconded by Mr Feeney to approve the minutes of the February 6, 2024 meeting. Motion passed unanimously on a roll call vote 8-0

Whereupon a motion was made by Mr Maher seconded by Mr Schlichtman to adjourn at 8:09 PM and it was unanimously voted.

NEXT MEETINGS - TUESDAY MARCH 5, 2024 and MARCH 19, 2024 - 7:00 pm

Respectfully Submitted,
Robert Jefferson